



**Cromwell Way, Sawtry Huntingdon PE28 5QA**

**welcome to**  
**Cromwell Way, Sawtry**  
**Huntingdon**

- Entrance Hall, Downstairs WC
- Lounge, Dining Room & Kitchen
- Three Bedrooms
- Family Bathroom
- Driveway, Front & Rear Gardens

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: B

**£280,000**

**view this property online** [williamhbrown.co.uk/Property/YXZ109635](http://williamhbrown.co.uk/Property/YXZ109635)



**Property Ref:**  
YXZ109635 - 0005

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**Entrance Hall**

Doors to downstairs wc & lounge.

**Downstairs Wc**

Radiator, hand wash basin, close coupled toilet.

**Lounge**

13' 6" x 12' 10" ( 4.11m x 3.91m )  
Window to the front, radiator, electric fireplace, understairs storage cupboard, arch through to dining room.

**Dining Room**

12' 10" x 8' 9" ( 3.91m x 2.67m )  
French doors to the rear, radiator, stairs to the first floor, arch through to lounge.

**Kitchen**

13' 7" x 6' 9" ( 4.14m x 2.06m )  
Door & window to the rear, heated towel rail. Sink drainer set into work surface, further work surfaces with cupboards below and a range of wall mounted storage cupboards. Fitted electric oven with hob & cooker hood. Space for washing machine & fridge/freezer, with integrated dishwasher.

**First Floor Landing**

Window to the side, overstairs airing cupboard.

**Bedroom 1**

9' 1" x 14' 5" ( 2.77m x 4.39m )  
Window to the rear, radiator.

**Bedroom 2**

9' 10" x 11' 11" ( 3.00m x 3.63m )  
Window to the front, radiator, built in wardrobes.

**Bedroom 3**

9' 2" x 6' 8" ( 2.79m x 2.03m )  
Window to the rear, radiator.

**Bathroom**

Frosted window to the front, heated towel rail, panel bath with shower & screen, hand wash basin, close coupled toilet.

**Outside The Property**

The front garden is laid to lawn, with a gravel area and has small bushes & plants, with a path leading to the front door. The rear garden is also laid to lawn, with a patio & gazebo area, and also includes a shed. It is fully enclosed by fencing, with a side gate leading to the driveway which is of tandem length and therefore is suitable for two or three vehicles to park.



**william h brown**



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